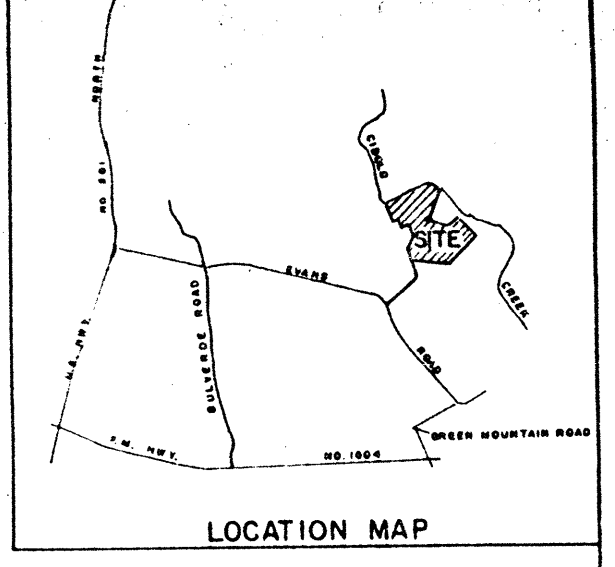
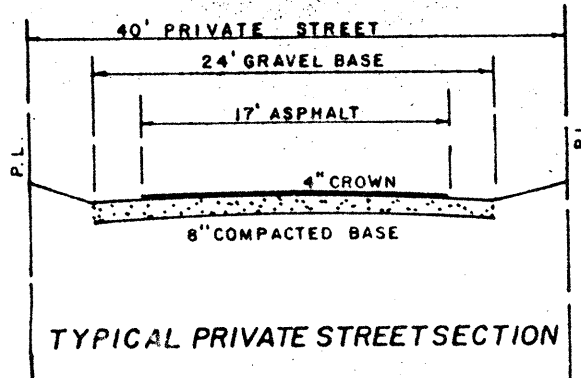


1325.5 ac
ELROY DIERKS
23345 BAT CAVE RD.
SAN ANTONIO, TX. 78266-1811

90ADP
363

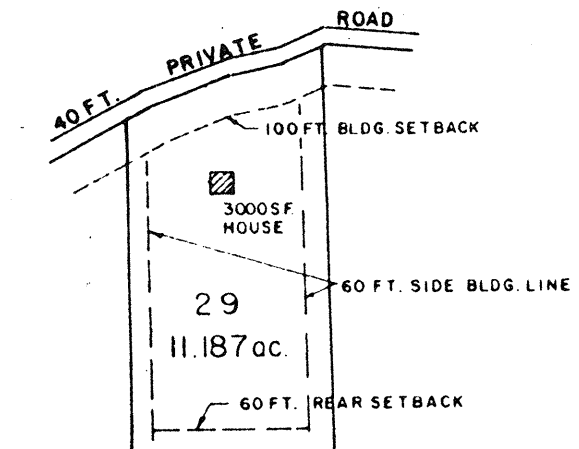


64.5 ac.
DIERKS TRUST
RT. 10, BOX 37
NEW BRAUNFELS, TX. 78130
P5, C.B. 4915

**APPROVED
PLANNED UNIT DEVELOPMENT**
Planning Commission
City of San Antonio
Chairman *[Signature]*
Secretary *[Signature]*
Date **2-9-94**
#93-026

100 ac.
KHALID ALI AL MAHANA
c/o LEE TRUMBEL
NETWORK 100
4th FLOOR
15600 SAN PEDRO
SAN ANTONIO, TX. 78232
P4, C.B. 4915

745.772 ac.
FLAMINGO HOMES, INC.
13550 O'CONNOR ROAD, NO. 2
SAN ANTONIO, TX. 78233
P3, C.B. 4914, P1, C.B. 4917



TYPICAL LOT

421.3 ac.
MARBACH ESTATE
c/o HAROLD JUNGMAN
8200 N.W. I.H. NO. 10
SAN ANTONIO, TX. 78230
P8, C.B. 4915, P1, C.B. 4916

NOTES:

1. PROPERTY LOCATED OUTSIDE CITY LIMITS AT COUNTY LINE
2. ROADS = 40FT. PRIVATE ROADS, PAVED
3. LOTS = 10.000 ACRES, MINIMUM
4. DENSITY AND OPEN SPACE RATIO
 - a. AREA BEING PLATTED = 591.820 ACRES
 - b. 40FT. PRIVATE ROADS = 18.477 ACRES
 - c. NUMBER OF LOTS = 41 SINGLE FAMILY
 - d. HOUSE AREAS (41x3000) = 2.820 ACRES
 - e. NET OPEN SPACE = 570.323 ACRES
 - f. OPEN SPACE RATIO = 0.96 %
 - g. DENSITY = 1 UNIT/10.00 ACRES

HIDDEN OAKS ESTATES SUBDIVISION

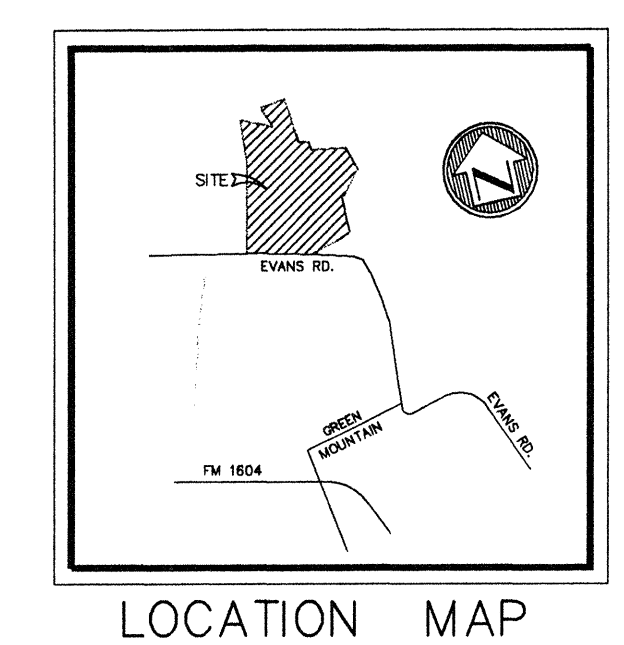
POADP/ PLANNED UNIT DEVELOPMENT

93-026
2-9-94

PREPARED BY:
RAYMUNDO VILLARREAL
Registered Professional
Land Surveyor No. 1550

398.796 ac.
MS. RUBY L. ACKERMANN
4980 E. EVANS ROAD, No. 2
SAN ANTONIO, TX. 78259
P2, C.B. 4917

RECEIVED
01 JUN 20 11:25 AM
PLANNING & DEVELOPMENT
SERVICES DIVISION



P.O.A.D.P. 460A
FLAMINGO HOMES

ACKERMAN CREDIT TRUST
P-4 & 4A
CB 4917

DAN F. PARMAN
CB 4909 P-4A
CB 4912 P-1, P-2A
CB 4915 P-1, P-2

STEVEN W. CLAFIN &
LINDA LOUIS CLAFIN
CB 4915A LOT 29

MICHAEL L. &
MICHELLE L. THEISEN
CB 4915A LOT 29

ROPEN LTD.
CB 4909 P-5B
CB 4913 P-2C

GREGORY L. CHRISTENSEN
RICHARD A. FLORA
CB 4909 P-5D

RICHARD E. & SUSAN M. FISHER
CB 4913 P-2B, P-2D, P-2F & P-2G

CENTURY OAKS ESTATES
UNIT 1
(VOL. 9543, PGS. 109-115, D.P.R.)

CENTURY OAKS ESTATES
UNIT 1A
(VOL. 9547, PGS. 156, D.P.R.)

CENTURY OAKS ESTATES
UNIT 1
(VOL. 9543, PGS. 109-115, D.P.R.)

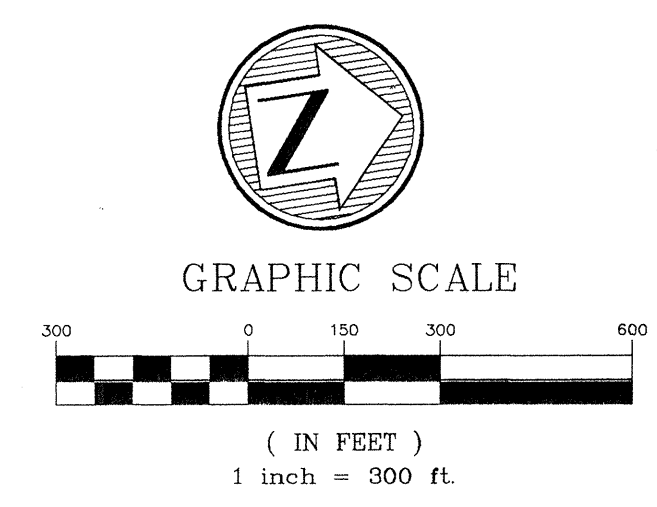
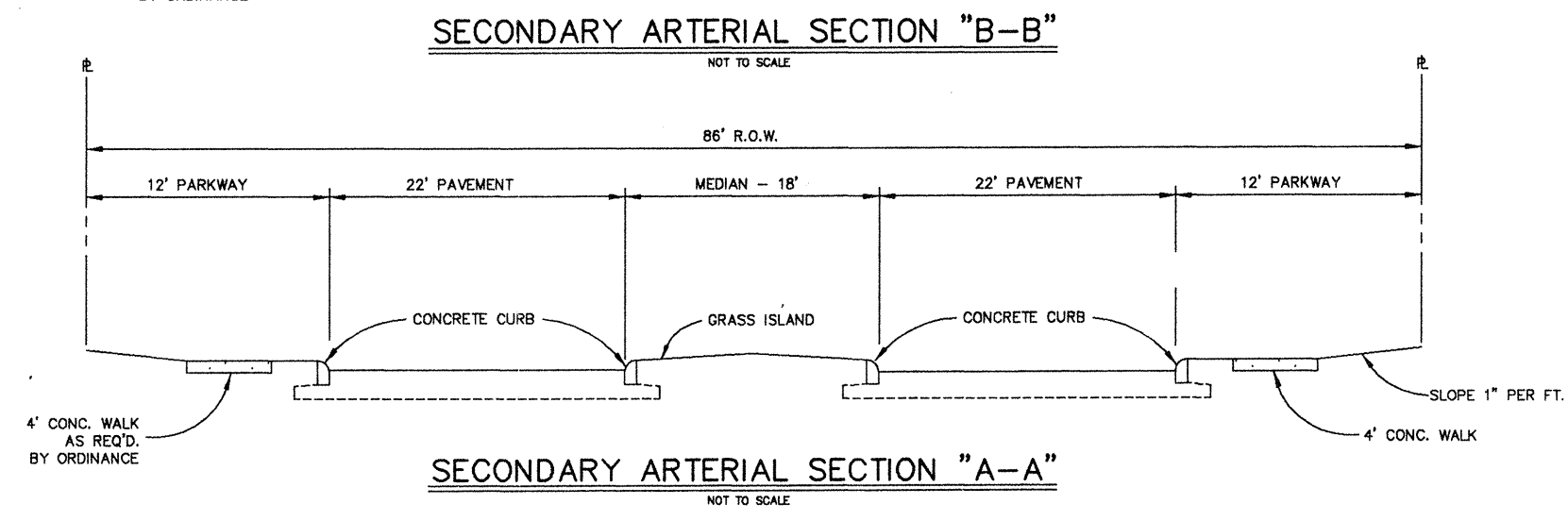
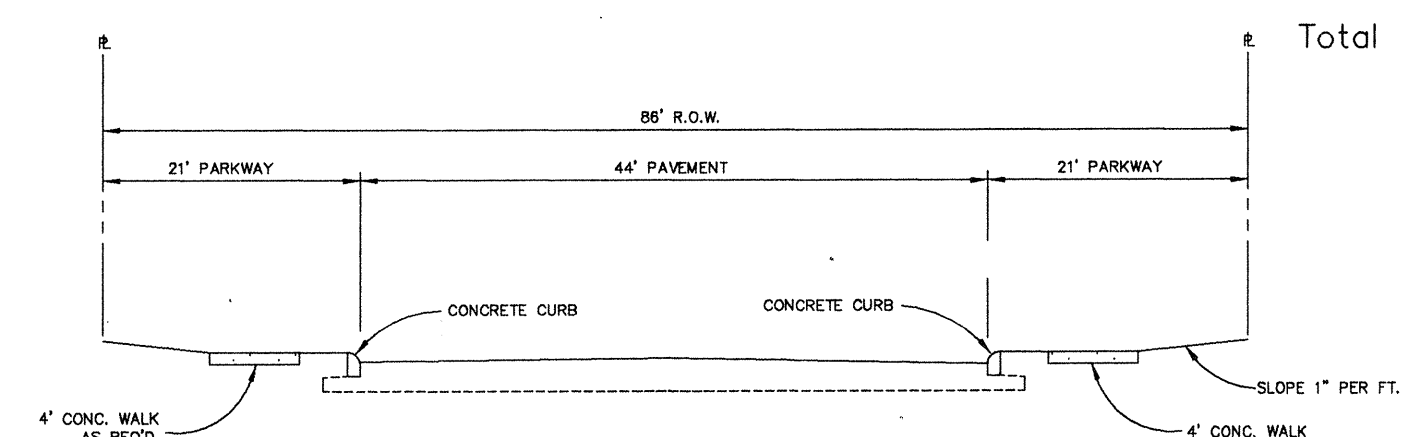
CENTURY OAKS ESTATES
UNIT 1
(VOL. 9543, PGS. 109-115, D.P.R.)

STEVEN W. CLAFIN &
LINDA LOUIS CLAFIN
CB 4915A LOT 29

DONALD W. FRY
CB 4915A LOT 31

DEVELOPER:
TIMELINE DEVELOPMENT
17300 HENDERSON PASS, STE 290
SAN ANTONIO, TX 78232

Description of Use	Acres	Units/Acre	Total
SF1	98	1.3	127
SF2	30	4	120
SF3	29	2.6	76
SF4	26	1.6	41
SF5	23	1.9	44
SF6	48	2.6	127
MF	30	20	589
Commercial	7	4	28
Office	10	4	40
Golf Club House	4	4	16
Sub-Total			1208
Total			1349



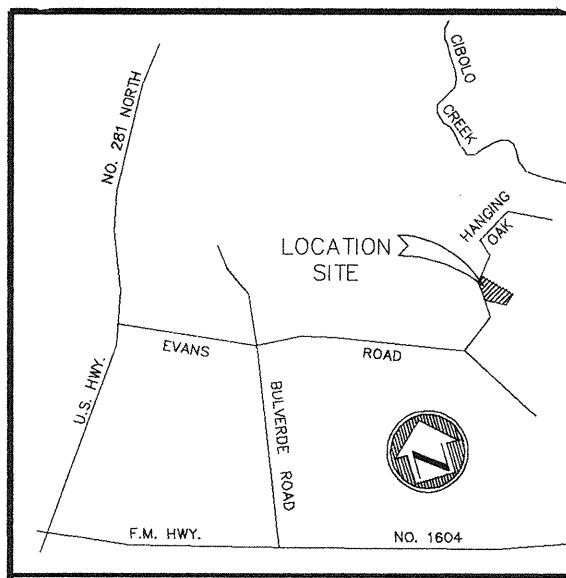
UTILITIES
WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

NOTES:
1. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS NOTED ON PLAN.
2. THE PURPOSE OF THIS P.O.A.D.P. MODIFICATION IS TO MORE CLEARLY SHOW THE STREET CIRCULATION SYSTEM, GOLF COURSE, AND AREA AMENITIES.

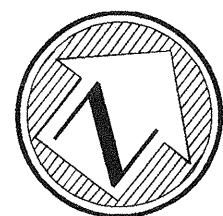
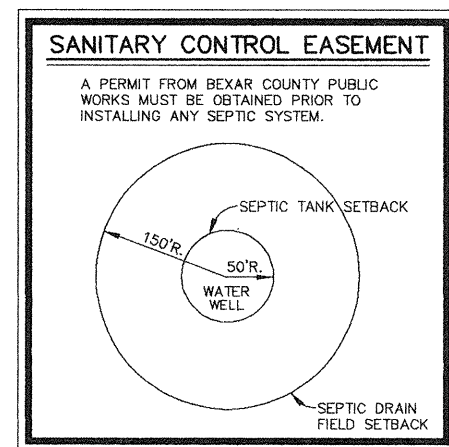
A TCB INC. Company
W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:
01/17/01
03/14/01
04/12/01
06/25/01

JOB NO. 46931.00
FILE: 2
DATE: 01/24/01
DESIGN: G.W.P.
DRAWN: J.R.
CHECKED:
SHEET 1 OF 1



LOCATION MAP



(IN FEET)

1 inch = 200 ft.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 19____.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



W.F. CASTELLA & ASSOCIATES, INC.

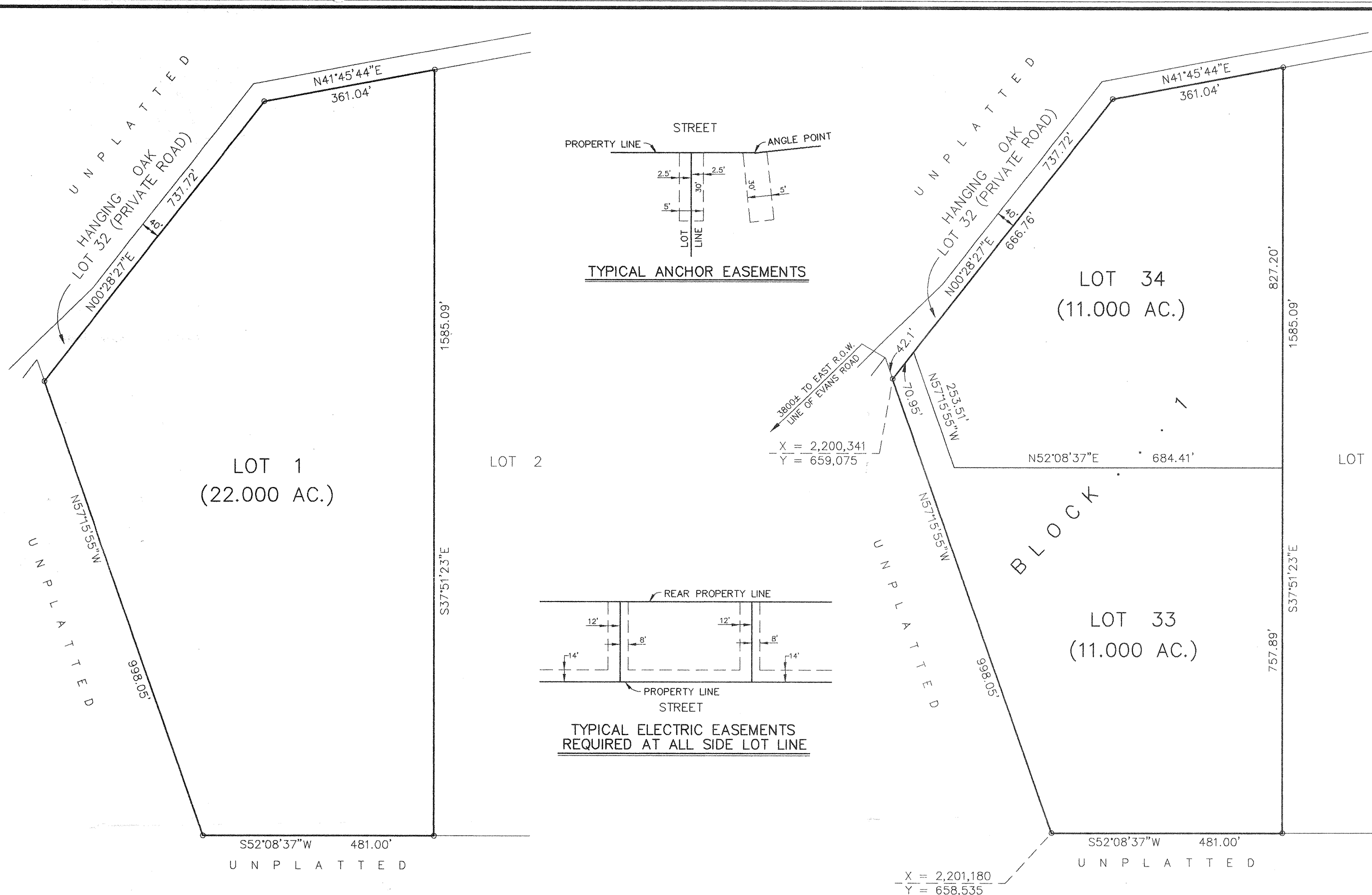
Engineers • Surveyors • Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

DRAWN BY: M.T.III

JOB ORDER NO. 45582.02

"NOTES AND LEGEND"

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- BUILDING SETBACK LINE ----- B.S.L.
- ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.T.V.E.
- ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
- TELEPHONE & CABLE TELEVISION EASEMENT ----- T.T.V.E.
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.T.V.E.
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.



AREA BEING REPLATTED THROUGH A PUBLIC HEARING

STATE OF TEXAS)
COUNTY OF BEXAR)

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS HIDDEN OAKS ESTATES UNIT ONE - A PLANNED UNIT DEVELOPMENT WHICH IS RECORDED IN VOLUME 9528, PAGES 178-187, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN TO & SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D., 1995.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES:

CONTOURS AND DRAINAGE EASEMENTS SHOWN HEREON ARE TAKEN FROM "HIDDEN OAKS ESTATES UNIT ONE A PLANNED UNIT DEVELOPMENT" RECORDED IN VOLUME 9528, PAGES 178-187, AND ARE SUBJECT TO THE DRAINAGE EASEMENT NOTES RECORDED THEREIN.

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D., 1994.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BEXAR:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

REGISTERED PROFESSIONAL ENGINEER

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D., 1994.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

NOTE: THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE APPROVED BY THE CENTRAL MAPPING DIVISION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT, W.F. CASTELLA & ASSOC., INC., ASSUMES NO LIABILITY FOR ITS ACCURACY.

THIS PLAT OF _____ REPLAT OF HIDDEN OAKS ESTATES UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 1994
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

I, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

_____ DAY OF _____, A.D., AT _____ M, AND DULY RECORDED THE

_____ DAY OF _____, A.D., AT _____ M, IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____ DAY OF _____, A.D.,
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

REPLAT

NOTES:

- All streets on this plat are reserved by the Owner of the land and its successors and assigns as private streets not dedicated to public use. The reservation of streets for private use provides for the right of ingress and egress for the purpose of maintaining utilities located therein, as well as emergency vehicles, garbage trucks, and mail service.
- Iron pins set at all lot corners.
- All private sewer facilities shall be installed in accordance with the "Regulations for Private Sewage Facilities for Bexar County", as adopted by Bexar County Commissioner's Court, January 3, 1975, and its revisions.
- Lot 32 includes all private roads, which are also water, electric, gas, telephone, cable television, drainage and ingress-egress easements.

REPLAT OF

HIDDEN OAKS ESTATES UNIT ONE A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF LOT 1, HIDDEN OAKS ESTATE UNIT ONE - A PLANNED UNIT DEVELOPMENT. OUT OF C.B. 4914 & C.B. 4915, BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 1994.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

August 24, 1993

Mr. Joe F. Nix, P.E.
W. F. Castella & Associates, Inc.
1039 W. Hildebrand
San Antonio, Texas, 78201

RE: Revised Hidden Oaks PUD Subdivision POADP #363

Mr. Nix:

The City Staff Development Review Committee has reviewed your revised Hidden Oaks PUD Subdivision Preliminary Overall Area Development Plan #363. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, you will be required to comply with sight clearance and horizontal curvature requirements at the time of platting. Additionally, recent code amendments require the same construction standards for both public and private streets.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



June 18, 1993

Mr. Raymundo Villareal
Street
San Antonio, Texas, 782

RE: Hidden Oaks Subdivision POADP #363

Mr. Villareal:

The City Staff Development Review Committee has reviewed your Hidden Oaks Subdivision Preliminary Overall Area Development Plan #363. However, your plan was not accepted for the following reasons:

1. Unit One has what appears to be dead-end streets. These need to be cul-de-sacs.
2. Unit One has two (2) lot 16s.
3. Your typical street section is showing 17 feet of pavement on the private street. Private streets require 22 feet of pavement.
4. Sight clearance and horizontal curvature requirements need to be complied with.
5. Ownership in the northwest adjacent to your plan was omitted.
6. If a security gate is to be installed at the entrance, the Traffic Planning Engineer needs to review the gate detail.
7. Street dedication will be required along the northeast ROW line of Evans Road.

8. Your plan does not have a north arrow or scale indicated.
9. It is recommended that lots 20 A and 20 B have separate numerical designations with no letters attached.

Once you have revised your plan accordingly, you may resubmit the plan at your earliest convenience. This review and commentary is intended to be as comprehensive as possible and in consonance with the Unified Development Code. However, we reserve the right to comment further in the best interest of the City of San Antonio on any revised plan as may be submitted in the future.

Your cooperation in this matter is appreciated. If you have any questions or comments, please contact Alex Garcia. He may be reached at (210)299-7900, M-F, 7:45AM-4:30PM.

Sincerely,



David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer